



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, JANUARY 4, 2016

3:00 P.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

The Architectural Board of Review (ABR) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

Address: **813 E CARRILLO STREET**  
Application Number: **MST2015-00602**  
Assessor's Parcel Number: **029-251-016** Zone: **R-3**  
Owner: **HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA**  
Project Description: **Proposal for a project under the Average Unit Density Incentive Program**

**(AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.**

Public comments will be allowed during review of the project by the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to: [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov).

This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Susan Gantz (805) 564-5470, ext. 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. Meeting agendas and minutes are posted online at [www.SantaBarbaraCa.gov/ABR](http://www.SantaBarbaraCa.gov/ABR). Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308 or by email at [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will

usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

\* **NOTE:** On Wednesday, December 23, 2015, an Agenda with all items to be heard on Monday, January 4, 2015, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). Copies of all documents relating to agenda items are also available for review. The regular ABR meeting begins Monday afternoon at 3:00 p.m. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470, extension 3308, to confirm the scheduled review time for your particular item. **Television coverage:** This regular ABR meeting will be broadcast live on City TV-18, or on your computer the next business day at [www.SantaBarbaraCa.gov/ABR](http://www.SantaBarbaraCa.gov/ABR) Videos.